

**DON'T BLUNDER**

In buying your home. The choice of a house is often merely a matter of fancy and taste. THE CHOICE OF LOCATION IS ONE OF THE GREATEST IMPORTANCE. There are many good houses for sale in poor locations. HERE WE HAVE NOT ONLY A MOST SUPERIOR HOUSE, BUT THE CREAM OF LOCATION, hence we say and claim "EXTRAORDINARY SELECTION LOCATION," and HOUSES THAT WILL SUIT AND SATISFY.

**Just Off of Sixteenth Street****Nos. 3027-29-31 Fifteenth Street N.W.**

BETWEEN COLUMBIA ROAD AND IRVING STREET, MT. PLEASANT.

**Only \$5,500; \$500 Cash, \$25 Monthly.**

ONE SHORT SQUARE TO BOTH 14TH STREET AND MOUNT PLEASANT AND CONN. AVE. CARS. GREAT BIG LOTS; ample room for garage, garden and playgrounds; FRONT AND REAR PORCHES.

Each house has six rooms and RECEPTION HALL; large pantry; tiled bath; elegantly equipped with shower, etc.; double floors; inlaid oak; hardwood trim throughout; concrete cellar; laundry trays; servants' toilet; gas water heater; electric and gas fixtures of fine quality.

ONLY THREE HOUSES. DON'T DELAY SEEING THEM. OPEN DAY AND NIGHT.

**BELT, O'BRIEN & CO., Inc., 1309 G N.W.****Three New Detached Homes.****"14th STREET TERRACE."****REDUCED PRICES.****Sample—5008 13th Street N.W.****Only One Left.**

Take any 14th st. car (Piney Branch) to Gallatin st., walk east one-half sq.



These beautiful homes, combining the essential features of city and suburban life, were built by day labor, under the supervision of a competent builder. They are of colonial design, with cement platform to porch. First floor has a large living room, dining room, pantry and kitchen. The second floor has four elegant bedrooms and tile bath, each bedroom having a good-sized closet. Fine large concrete cellar under the entire house, with laundry, hot-water heat, electric and gas light. Lot 34x134. Price, \$6,000. Terms arranged. Open all day and lighted at night.

**H. R. HOWENSTEIN CO., Inc.,****1314 F Street Northwest.****SANNER BUYS STORES.****Three Dwellings Also Included in 14th Street Purchase.**

The business property belonging to the estate of the late Henry M. Baker, known as 1614 and 1616 14th street northwest, and located at the southwest corner of 14th and Corcoran streets, has been purchased by Franklin T. Sanner through his agents, Moore & Hill.

The estate was represented in the transaction by W. K. Ellis. The property has a frontage of 50 feet on 14th street and 120 feet on Corcoran street, and consists of two store buildings on the 14th street front and three three-story dwellings on Corcoran street.

**Heater for Drying Flooring.**

In the case of flooring precautions as to keeping the building warm and tight while the work is going on are resorted to frequently. Some special devices in this kind of work find it advantageous to use portable charcoal heaters for the purpose of drying out rooms which may not be thoroughly free of excess moisture. Owing to the fact that flooring is seldom primed, since the finish has to be secured after

the work is in place, it takes up moisture more readily than most other kinds of woodwork and, therefore, any incorrectness in the alignment or any warping or swelling is immediately discernible.

**Sound-Deadening Method.**

One of the hardest things to accomplish in building construction is perfect sound deadening, says a writer in the Improvement Bulletin. It would appear that there being no uncertainty as to the nature of sound and as to its conduction, no difficulty should be encountered in securing the deadening or killing of that conduction. There would seem to be several reasons, however, why so few of our buildings are successfully deadened. Perhaps the chief reason is that sound is transmitted through all rigid materials, and it is absolutely essential to construct floors and partition walls of rigid materials. Another reason is that sound is subject to reflection and many materials used in building construction are excellent sound reflectors.

**Easy.**

From Judge.  
"The doctors have finally decided what caused Smith's illness."  
"Had a consultation, eh?"  
"No; autopsy."

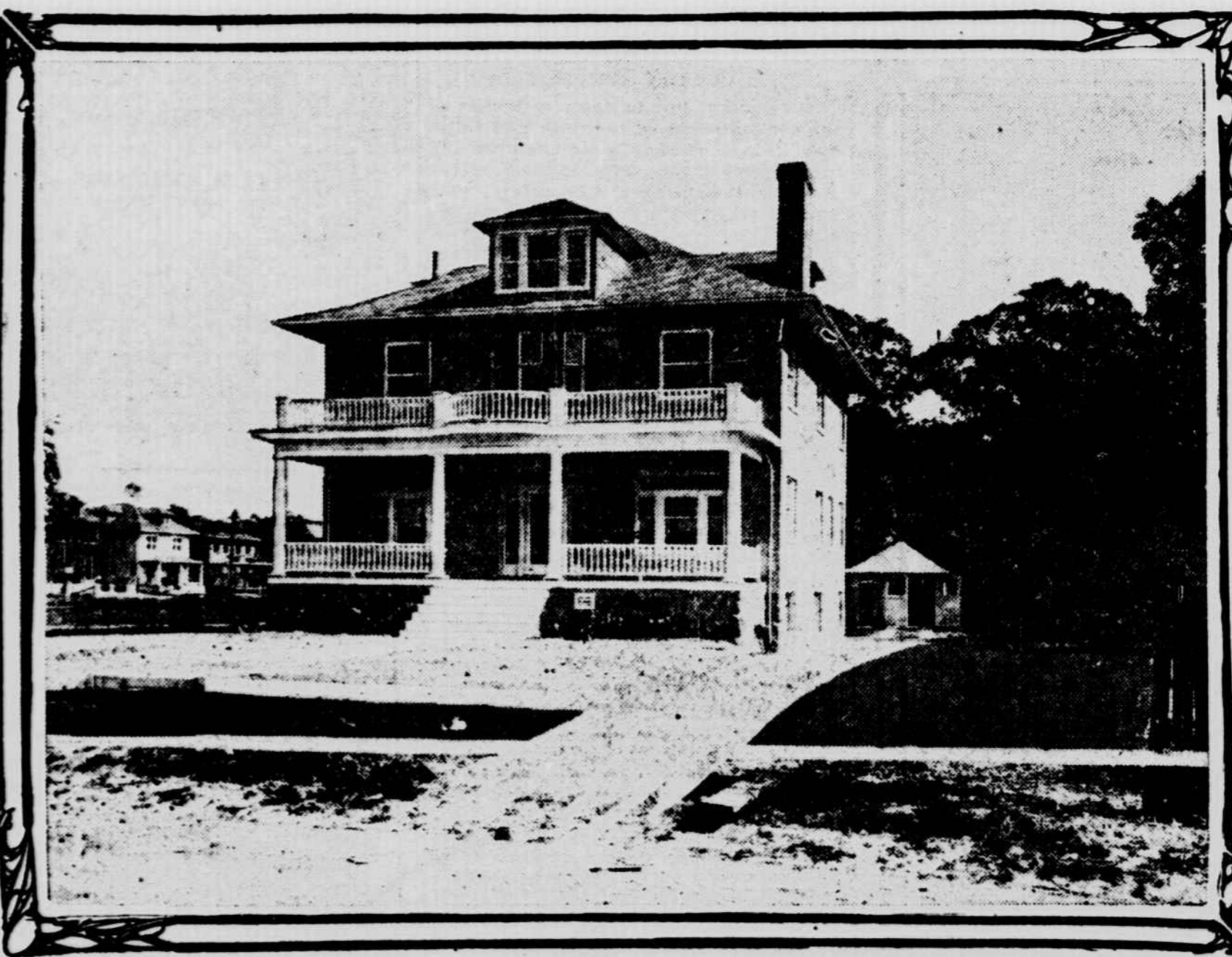
**Sound School Building Ideas.**

The first essential of sound school building is what may be called a noble and spacious simplicity. All fitter and frivolous ornaments should be avoided.

The scientific designer never overlooks the feature of appropriateness. A school is not a dollhouse, and should never, even remotely, convey any such impression. The school is a solid, sedate, impressive institution, and should be built that way, and at the same time in such attractive manner as to appear cozy and inviting to the little ones who have to visit it so often during the most impressionable years of life. No school can be said to be fit, much less well designed, and scientifically constructed, which does not secure for the pupils the following essentials: at least: Sanitation, safety, restful surroundings, plenty of light, well directed and diffused, and an abundance of fresh air, in other words, effective ventilation.

**A Natural Mistake.**

From the Pittsburgh Post.  
"Why didn't you arrest that man when I denounced him as a pickpocket?" demanded the irate citizen.  
"I thought it was just a little political discussion," explained the policeman.

**GEORGE W. STEWART'S HOME.****A RESIDENCE RECENTLY COMPLETED IN THE NORTHERN SECTION OF 16TH STREET, KNOWN AS NO. 5337.****SLEEPING PORCHES NOW WIDELY USED****Former Adjunct to Tuberculosis Cure Fast Outgrowing That Limited Function.**

In view of the fact that no substitute for fresh air has yet been found, it is inevitable that those who go from ill-ventilated stores and factories and homes whose air is usually as impure and insufficient will, even if naturally strong, become open to the attacks of pneumonia and tuberculosis.

The open-air sleeping porch, or balcony, is said to be the up-to-date solution of the important problem of providing the best conditions for hours of nightly rest.

Built adjoining the bedroom, the sleeping porch gives its occupant all the benefits of sleeping out of doors, and the former room for a comfortable dressing room, the temperature of which, during winter months, need not be lowered by open windows.

Originally devised as an adjunct to the cure of tuberculosis, the sleeping porch is fast outgrowing this limited use, for it is being recognized as of almost incalculable value in maintaining health.

**Not "Cure All," But Preventive.**

It is not, in any sense, a "cure-all," but a preventive. The effects of being able to breathe deeply of nature's vitalizing element in unlimited quantities, physicians say, during the hours when the boy is recuperating from the day's work cannot be other than beneficial.

If the sleeping room habit is held to, they add (and when thoroughly tried it usually is), the devotee cannot fail to reap the rich reward of increased efficiency and keener enjoyment of life.

For those of us who have but a cot in the "blues," which are often found together, sleeping in the open air frequently does wonders. It is especially true of growing children, who are greatly benefited by the change from the indoor bedroom to the sleeping porch.

**PROJECTION OF ROOF MAKES A BUNGALOW****Unless the Eaves Stick Out the House Is a Cottage, Writer Declares.**

The roof makes the bungalow, writes A. C. Clausen in a recent article. The very fact that the roof is placed one story lower is the first requirement, but that is not all. Fashion the roof in any way you please, give the eaves a six-inch projection and you have a bungalow. Fashion the roof as you please, on a one-story home, give the roof from three to five feet projection, and you have a bungalow.

In the extreme western states, especially throughout California, no attempt is made to use the attic space for living purposes. This makes it possible to have the roof very much lower, which gives it a more attractive appearance than to have a bungalow roof too steep. In colder climates, where there is snow on the ground for at least three months a year, the pitch must be steeper so that the wind can blow the snow from the roof as much as possible. For melting snow will not shingle quicker than anything else.

**Its Home Is India.**

The home of the bungalow is India, according to another writer, but notwithstanding that fact European and American methods of building them obtain on native soil, to a large extent.

The latest is the introduction of expanded metal in their construction, and many buildings of this sort, of more or less pretensions are being erected in various parts of India, being prepared and made ready to put together, and are sent out from England to their intended sites, where they are taken in hand by the natives, under the direction of a white superintendent, who controls the whole work.

Japan is also calling for these metal-bungalows, and China recovers from its revolution its teeming millions will be demanding buildings of this kind to house some of its people. Expanded metal is an excellent material for building purposes in India, Ceylon, Sumatra and other islands, because of its being proof against the ravages of the white ant.

**FAUQUIER COUNTY SALES.****Nordix Realty Company Will Establish Country Club and Park.**

Special Correspondence of The Star.

WARRENTON, Va., October 12, 1912.  
The following deeds were admitted to record in the clerk's office of Fauquier county within the past few days: T. M. Tyson and wife and Samuel Willets to Nordix Realty Company, for \$11,000, 125 acres on Alexandria pike, known as Chestnut Fork; Bettie W. Mitchell to William M. Smith, consideration of \$5,000, tract of land near Markham, Va.; Lucy A. Stribling et al. to B. T. Curtis, forty-two and one-half acres near Bealeton, for \$700; E. H. Rouse and wife to William W. Ashby, house and lot in Remington, Va., for \$2,000 cash; Maggie Davis to Warren C. Heflin, ten acres near Crom, well, Va., for \$300; Sallie F. Courtney and Lulu M. Courtney to M. C. James, nineteen acres in lower Fauquier county, for \$100.

It is understood the Nordix Realty Company will turn its recent purchase into a country club and park.

**Quiet Streets About Hospitals.**

From the Cincinnati Times-Star.

That much of America's predilection to nervous troubles is directly traceable to the multiplicity of unnecessary city noises seems to be well established in the minds of investigators. Many people, in fact, are forced to enter hospitals and rest cures by nerves that have been worn out by useless and preventable noises.

That the streets around hospitals should be kept as quiet as possible doesn't admit of argument—and yet Cincinnati is lamentably careless on this important point.

In New York an excellent plan obtains. Simple signs are erected on the streets that lead past certain hospitals, reading: "This is a house where quiet is needed. The silent appeals are said to do much toward putting an end to the noises caused by clanging street car bells, irritating honking of automobile horns and raucous calls of teamsters.

**BUILDING MEN PLAN MEET IN BALTIMORE****Railway Officials to Take Up Subjects Interesting to All Architects.**

The twenty-second annual convention of the American Railway Bridge and Building Association, which will be held at the Emerson Hotel, in Baltimore, October 15 to 17, inclusive, will take up for discussion and report many subjects of interest generally to builders and architects.

Among these subjects and the chairmen of the committees in charge of them are: "Derricks and Other Appliances for Handling Material in Supply Yards," J. N. Penwell, Lake Erie and Western railway.

"Sash-Size and Kind of Glass for Roundhouses and Shops," A. A. Wolf, C. M. and St. P. Ry.

"Roofs and Roof Coverings," T. J. Fullen, Illinois Central railroad.

"Painting of Structural Iron or Steel for Both Bridges and Buildings," C. Ettinger, Illinois Central railroad.

"Relative Merits of Brick and Concrete in Railway Buildings and Platforms," George W. Hand, Chicago and North-western railway.

**Program of Sessions.**

The program of sessions is, in part, as follows:

Monday, October 14, evening—Meeting of executive committee at 8 o'clock; president's reception at 9 o'clock, followed by informal dancing, music and light refreshments.

Tuesday, October 15—Call to order by the president at 10 o'clock; prayer; address of welcome; response; recess to allow ladies to leave the room to pay visit to Lexington market; roll call, by use of the card system; reading of the minutes of last meeting; report of executive committee; reports of secretary and treasurer; reports of committees on membership, memorials and relief; admission of new members; recess; to register, pay dues, etc.; president's address; appointment of committees.

**Trip to Annapolis.**

Thursday, October 17—Call to order at 9 o'clock; election of officers; selection of meeting place for 1913; adjournment.

The afternoon will be devoted to a trip by boat to Annapolis, the capital of Maryland. A light lunch will be served on the boat. Members and guests will be shown through the grounds and buildings of the United States Naval Academy, after which they will be received at the executive mansion by Philip Lee Goldsborough, Governor of Maryland. The return trip will be made at night.

**NEW YORK BROKERS' SALES.****Sixteen Transactions in City and Country Are Reported.**

Recent realty deals made by the New York Real Estate Brokers are as follows:

J. Peyser, trustee, to W. S. Ryan, seven-room semi-detached house at 4316 9th street northwest; price, \$5,350. Mr. Ryan giving as part payment his corner lot at 28th and Evans streets northeast, 40 by 150 feet, valued at \$1,000.

M. S. Fenton, eight-room semi-detached house, 829 Varnum street northeast; price, \$5,500. Mr. Fenton giving as part payment his lot on M street northeast, near 12th street, 50 by 150 feet, valued at \$2,000.

E. A. Harvey, three six-room brick houses 1402, 1412 and 1422 C street northeast; price, \$3,600 each. Mrs. Harvey giving as part payment a three-acre tract of land near Kenilworth, Md., valued at \$4,500.

A. R. Townsend to R. S. Wolfe, nine-room brick house at 1009 Monroe street northwest; price, \$5,250.

E. Baker Evans to D. M. Platt, five two-story brick houses 219 to 227 14½ street northeast; price, each, \$2,750.

Frank Freeman to Edward French, five-room brick house 1421 K street southeast; price, \$2,250.

Mary A. Harvey to J. M. Simms, trustee, two five-room frame investment houses 231-233 W street northwest; price, \$1,400.

R. S. Wolfe to an unnamed purchaser, two five-room frame houses on Vista street northeast, near South Dakota avenue, each lot having a frontage of about sixty feet; price, each, \$3,750.

Edward French to an unnamed purchaser, his four-room bungalow on two lots on 61st street, Capitol Heights, Md.; price, \$1,250.

R. S. Wolfe to an unnamed purchaser, six-room house 28th and Monroe streets northeast, lot 40 by 135; price, \$2,750.

J. P. Stuckert to R. H. McNeill, lot on M street northwest, near New Hampshire avenue, containing about 2,000 square feet; price, \$2,000.

R. S. Wolfe to B. N. Hawes, lot on Rhode Island avenue running through to Q street, east of 9th street northwest; price, \$4,000.

N. E. Ryan, five lots on Hutchins place northwest, 25 by 100 each; price, each, \$600.

Stella V. Kefauver to R. H. McNeill, lot on K street southeast, near 4th street, containing about 1,000 square feet; price, \$500.

Maryland Realty Syndicate to J. P. Stuckert, ten lots at Spring Lake Park, Md.; price, each, \$150.

M. A. Harvey to an unnamed purchaser, four lots, Princess Garden, Md.; price for all, \$750.

**MAINE'S BLUEBERRY CROP.****A Million-Dollar Industry and Its Start.**

Picked, in the New York Evening Post.

Eastern Maine's million-dollar blueberry crop is being picked. That's what they called it last year, and there is no reason to believe the yield is this year any less. In Washington county alone a conservative estimate of the money that will be paid to pickers in the short season of four or five weeks is eight thousand dollars for the berries that the canners will sell for two hundred thousand. Those are tidy sums to be earned in so short a period, by herding—so to speak—the low fruit of the sandy barrens.

Now land that will produce blueberries and is of questionable value for anything else is beginning to sell for fancy prices per acre.

The farmer's method is this: He picks a sandy upland and burns it over rather early in the spring. Care should be taken to select weather when the bushes are last year's grasses will burn, but when there is still moisture enough below to prevent the flame from getting at the humus. That makes the soil too barren even for blueberries. If there is not enough naturally there to burn meadow hay is spread about and fired. It is magical the way the blueberry bushes come up after these fires. Probably the roots are there dormant and waiting on the potash liberated from the ashes to fertilize them into vigorous growth. The next year these plants, of a size because grown at the same time under similar conditions, bloom and produce close-set racemes of fat blue fruit with a juicy interior and a sprightly sweetness that is most tempting to the palate. By the middle of August the picking season is in full swing and it continues at its best for little more than two weeks, dwindling to a non-paying proposition not long after the 1st of September. The berries all ripen at once, and when fate has been kindly, are massed in an astonishing profusion. The blueberry picker no longer goes at it with both hands and a pail. He has instead a tooth-edged tin scoop, shaped something like a dustpan, with which he scrapes the berries from the bushes by the quart and dumps them into a half-bushel box. Down on the cape they will be raking cranberries and by with cranberry rakes. The blueberry instrument is something like the cranberry rake reversed.

**Buying a Home With Your Rent Money. INSPECT SUNDAY.****Sample House, 718 Taylor St. N.W.**

The best 6-room and bath houses in this location, using nothing but the best material and workmanship in the construction. All outside rooms, with yard 100 feet deep.

**\$150 Cash. \$32.50 Monthly, Including All Interest.**

Open for inspection every day. Take Georgia Ave. cars to Taylor street, walk east one square.

**E. F. Stoddard, Selling Agent.**

Phone Columbia 1559.

**Sixteenth Street Highlands.****"The Best Suburb of Washington."**

THE SPLENDID DETACHED HOMES we are selling in SIXTEENTH STREET HIGHLANDS have won the admiration of all who have seen them. Admirably designed, superbly constructed and elegantly finished. Containing from eight to twelve rooms each. Broad, solidly built porches. Hot-water heat, electric lights, beamed ceilings, open fireplaces, colonial brick mantels, artistic fixtures and every appliance that might in any way contribute to their attractiveness and utility. Very reasonable prices and convenient terms. Inspection invited.

The residents of practically all other suburban sections are continually clamoring for better car service—and never get it, because it is impracticable. SIXTEENTH STREET HIGHLANDS labors under no such disadvantages. It is situated on a REGULAR STREET CAR LINE, with splendid equipment, operating cars every FIVE MINUTES to all parts of the city and District for one fare. The vastly superior car service, taken in connection with its ideally beautiful location, in a measure explains why so many business men, professional men and government officials are locating their homes in this exclusive subdivision, and partially explains the wonderfully rapid development and record-breaking building operations now in progress. We are selling choice lots close to 16th street and overlooking Rock Creek Park at the remarkably low price of 43 cents a foot. Frontages, 40 to 100 feet. Terms to suit purchasers.

MAIN OFFICE ON PROPERTY.

PHONE COL. 3518.

Holmes Central Realty Corporation,  
Office, 14th and Kennedy Streets N.W.

**The Beginning of the Indoor Bathing Season—By H. T. Webster**